

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, May 4, 2006**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Dave Aubart, Helen Chevrier, Frank Cowan, Russ Iverson, Phil Nies, Mark Olson and Jeff Schultz. A motion was made by Chevrier, seconded by Cowan, to approve the agenda, with the addition of Oath of Office and of Zoning Amendments. Motion carried. Correspondence –C. Hanus, Deputy Clerk, administered the Oath of Office to Aubart, Olson and Schultz. Nies reported on a Towns Association seminar at Lakewoods on Wednesday, July 12 The minutes of the previous meeting were read. Schultz motioned to approve the minutes as read, seconded by Iverson. Motion carried.

ZONING:

The J. and E. Packee application was approved by the Board of Appeals after denial by the Town Board. Both Nies and Iverson testified at the hearing. The applicant was allowed 46 feet from the centerline from Lac Courte Oreilles Dr. and 3 adjacent structures and a boat house have to be removed.

1. Variance –S. and E. Butchart have requested a variance for the construction of a 50 x 84 foot addition to a conforming structure, which has a setback of 60 feet to the OHWM of Grindstone Lake. The property is zoned RR1 and is 1.6 acres in size. The addition would be 55 feet to the OHWM and 16 feet to the rear lot line. The ordinance requires a setback of 60 feet to OHWM and 40 feet to the rear lot line. No letters have been returned as of yet. S. Butchart addressed the committee about their plans for the property and fielded questions from the Committee. Discussion followed. Several areas of concern were raised about changing the structure to non-conforming from conforming, erosion controls with the removal of the hill and the lake encroachment. Several comments were made by the committee about the negative aspects of the addition. Motion made by Chevrier, seconded by Iverson, to recommend denial unless setbacks are met. Motion carried. Finding of Facts: A literal enforcement of the term of the zoning ordinance would not result in unnecessary hardship because it would be for the convenience of the owner and it would be a self-created hardship.

Move to NEW BUSINESS:

1. Northwoods Beach Subdivision – Zoning Ordinance 4.25

Nies reported on a plan to use only 3 lots or 9000 square feet in Northwoods Beach for a buildable parcel. S. Suhsen spoke of past experience in requiring 20,000 square feet and it should be maintained. L. Newton spoke about the lack of trees and the close placement of septic and well in a small lot. Discussion followed. The Committee recommended that the Town pursue whatever options necessary to maintain a 20,000 square foot requirement in the Town of Bass Lake. Motion made by Cowan, seconded by Aubart, for approval of the recommendation. Motion carried.

Return to ZONING:

2. Zoning Amendment

a) Road Setbacks - Nies reported on the County Ordinance about road setbacks. Bass Lake would have to pass an ordinance for setbacks, enabling the County to do an exception for the Town of Bass Lake. Discussion followed. A motion was made by Olson for approval of the proposed amendment with setbacks in the Town of Bass Lake and that no ordinance be written by the Town until the lot size issue is resolved. Olson brought up further issues about the Ordinance. Schultz seconded the motion. Motion carried.

b) Bulk Tank Storage – The County is recommending that commercial bulk fuel storage in Ag1, Com1-2, and F1 be allowed by Conditional Use Permit only. It would not be allowed in R1, RR1-2. All adjacent property owners and the town board would be notified. Discussion followed. Motion made by Chevrier, seconded by Cowan, for approval. Motion carried.

OLD BUSINESS:

1. PARK COMMITTEE –

a) Grindstone Shallows – Park Chairman Iverson reported that the Park Committee had met with the contractor and the work should be completed by mid-July. He will do the schematic for the building permit. The privy building will be 63 feet from the centerline of Poplar Av. and North Av. The pavilion will follow the setbacks per the variance of the property. Discussion followed. Chevrier will contact Diane Conklin from the DNR about the grant funds and how to apply for cost overrun funding. Nies reported on the upcoming money that will be received from the Arrowhead-Weston project. He also hopes that the lots behind the town hall will be available this year.

The next meeting is June 1st at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Iverson. Motion carried. Meeting adjourned at 8:03 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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